Town of Eatonville

Incorporated October 28, 1909

P.O. Box 309 • 201 Center St. W.
Eatonville, WA 98328
360-832-3361 • Fax: 360-832-3977

RESIDENTIAL BUILDING FEE ESTIMATE

Varies/Based on valuation **2,300 sq. ft house = $ 242,765.00**
Permit Fee: $ 1,793.45 Plan Review Fee: $ 1,165.74
* Plan Review fee is due at time of application submittal.

School Impact Fees			$2,780.00	
State Bldg. Code Fee			4.50	
Park Fee			400.00	
Water Connection fee		SFR	7,400.00	Res. 2006-NN
	3+	Multi-Family	5,8 00.00	
Sewer Buy-in fee		SFR	5,900.00	Res. 2007-R
	3+	Multi-Family	5,100.00	
Stormwater Mgmt Review / Inspect. Fee			120.00	
Storm System Permit			450.00	
Erosion Control Review /Inspection Fee			120.00	
Electrical Connection			1,600.00	

Based on a $ 242,765.00 valuation for a Single Family Residence the permit fees will be **approximately $ 21,733.69**

Receipt of School Impact Fee Paid is required before permits will be released.
Physical connection fees will vary on a **case-by-case basis.**

Physical Construction Issues:
Each site is individual, so construction cost will vary. In any case, construction budgets should include sidewalks (EMC 12.04.180), Stormwater Management and Erosion control (EMC 16.54.020) and driveway paving (EMC 18.05.090 C).

ESTIMATE OF FEES DOES NOT INCLUDE PLUMBING, MECHANICAL OR ELECTRICAL PERMITS.

Permits - Kerri Murphy
Building Official – Tim Lincoln
Town Planner - Nick Bond

Town of Eatonville
Building Dept.
Tim Lincoln, Building Official
Kerri Murphy, Permits/Planning

201 Center St W / PO Box 309
Eatonville WA . 98328
(360)832-3361 Fax: (360)832-2573

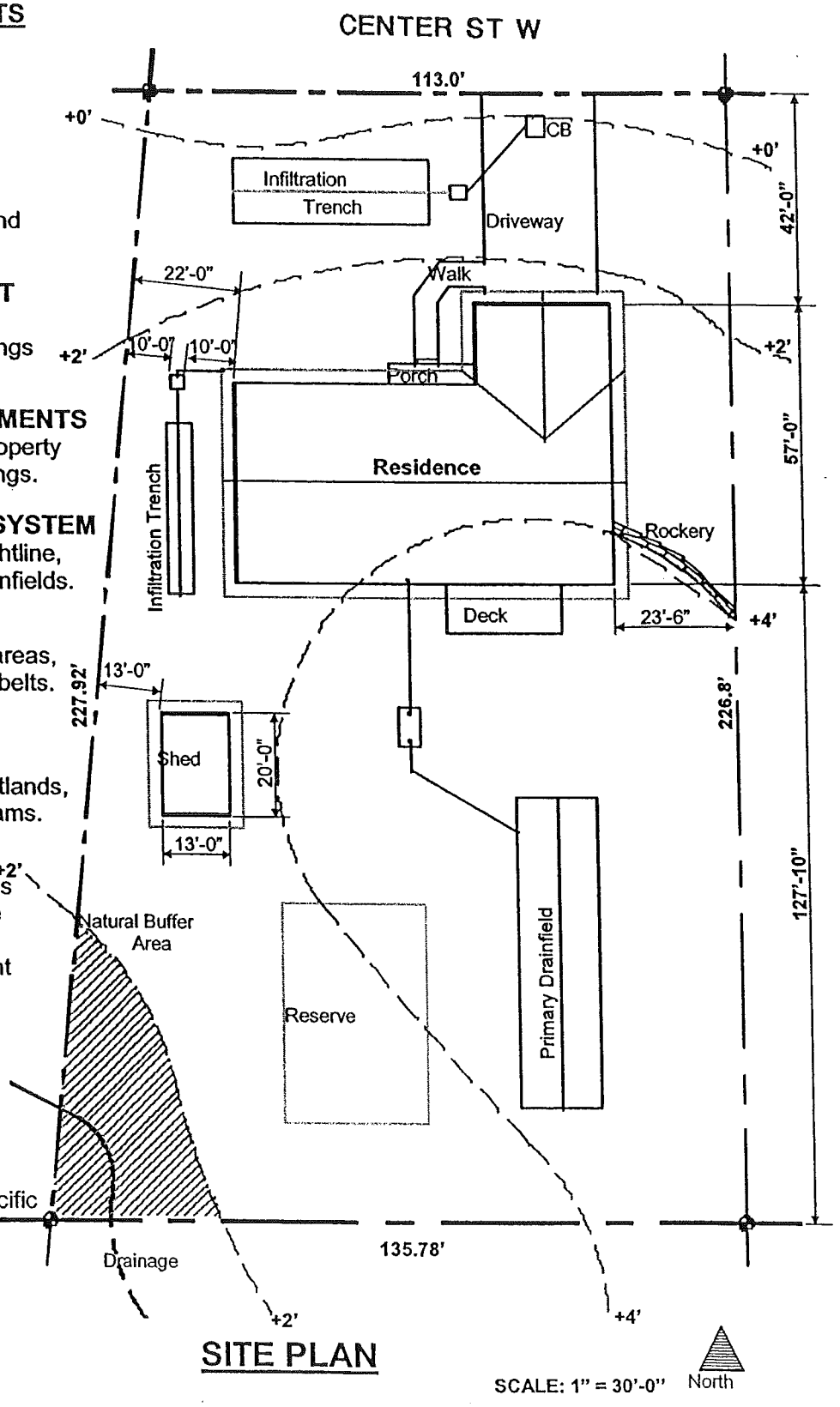
Plan Submittal Checklist for Single Family Residence

- ☐ 3 (three) copies of site plan, drawn to scale on 81/2"X11" paper. Details to include: setbacks,, easements, other structures & features, adjacent right-of-ways, drive access, septic and/or utility lines, and contours of slopes over 15% grade at 2 foot intervals.
- ☐ 3 (three) copies of the Stormwater Mgmt./Erosion Control Plan drawn to scale with a description of the project, including area to be graded, filled, excavated, cleared or ditched, amounts of fill, heights of cuts and slopes, type of material imported and any impervious surfaces to be created. The plot plan must show the drainage of the site and all proposed erosion and sediment controls to be used during the entire development process. Please show methods, i.e.: silt fencing, fabric ground cover, silt pond, vegetative buffer, etc.
- ☐ 3 (three) copies of all other information included in plans (i.e.: structural detail drawings, structural engineering)
  - ☐ Foundation Plan: footing size, wall height, section & reinforcing. Provide design calculations for basement walls that are not supported by concrete cross walls spaced per table 404.lb.
  - ☐ Floor plan with room use identified.
  - ☐ Floor framing plan for each room (post & beam or joist w/size & spacing)
  - ☐ Window & door sizes, header sizes, U-values
  - ☐ Ceiling/roof framing plan or truss layout w/reactions from truss manufacturer.
  - ☐ Complete building sections – special sections (show floor, wall & ceiling height, insulation R-value of floors, walls & ceilings. Show sections through stairs –headroom)
  - ☐ Construction details (i.e. structural members, insulation. Sheathing, siding, roofing, bracing dimensions, etc.)
  - ☐ Truss layout with hanger and reactions for girder/carrier trusses. Truss drawings for TJI's or BCI's.
  - ☐ Exterior porches & decks (resistance to decay including support footings)
  - ☐ Special equipment (fireplace, wood-stove, hydro-massage tub, etc.)
  - ☐ Location of all smoke detectors
  - ☐ Handrail/guardrail details for stairs, landings, decks
- ☐ Energy Work Sheet
- ☐ Engineering for special conditions:
  - __ Basement & retaining walls 4 feet and higher
  - __ Beams supporting combined roof & floor loads
  - __ Beams supporting other beams or girder trusses
  - __ Shear walls where bracing not provided as required.

Town of Eatonville

SITE PLAN REQUIREMENTS

- ❑ **SCALE**
  1" = 20' preferred
- ❑ **NORTH ARROW**
- ❑ **LOT DIMENSIONS**
  Including street names and driveways.
- ❑ **BUILDING FOOTPRINT**
  Include porches, walks, decks, roof lines, overhangs and floor cantilevers.
- ❑ **SETBACK MEASUREMENTS**
  Including distances to property lines and between buildings.
- ❑ **APPROVED SEPTIC SYSTEM**
  Including tank, pump, tightline, primary and reserve drainfields.
- ❑ **EASEMENTS**
  Including natural buffer areas, open spaces and green belts.
- ❑ **SURFACE WATER DRAINAGE**
  Including shorelines, wetlands, ponds, ditches and streams.
- ❑ **SITE CONTOURS**
  2-foot maximum intervals showing elevation of the land may be expressed relative to any fixed point on the site.
- ❑ **RETAINING WALLS**
  Including rockeries and bulkheads.
- ❑ **INFILTRATION TRENCHES**
  Check your plat for specific drywell requirements.



SITE PLAN

SCALE: 1" = 30'-0"

North

Town of Eatonville
Building Department
201 Center St. W / PO Box 309
Eatonville WA 98328
360-832-3361/Fax 360-832-2573

For Staff Use Only
Permit No:
Value of Construction $

Residential Permit Application

Permit Type: (Circle One) **NEW** **ADDITION** **ALTERATION**

Site Address: **Parcel #**

Property Owner: **Address:** **Phone:**

Project Contact: **Phone #:** **Email:**

Contractor: Phone:

Address: City/Zip

State Contractors License #: Eatonville Business Lic. #

Mortgage Lender: Loan#

Address: City/Zip

Mortgage Phone # Mortgage Fax #

Description of Project:

Bldg. Permit #

1st Floor _____ sq ft		Vacant Site	YES / NO
2nd Floor _____ sq ft	Covered Deck_____ sq ft	Mobile Home	YES / NO
Basement _____ sq ft	Covered Porch _____ sq ft	Number of Units	_____
TOTAL _____ SQ FT	UnCov'd Deck _____ sq ft	Parking Provided	YES / NO
Garage _____ sq ft	# of Bedrooms _____		

Plumbing Permit #

(Indicate number of new or relocated plumbing fixtures)

_____ Bathtub	_____ Hot Water Tank	_____ Toilet
_____ Shower	_____ Kitchen / Bath Sinks	_____ Water Service
_____ Bath / Shower Combo	_____ Dishwasher	(size of pipe _____ inches)
_____ Disposal	_____ Clothes Washer	
_____ Hose Bibbs	_____ Laundry Sink	**TOTAL # of Fixtures** _____

Mechancial Permit #

(Indicate number of new or relocated appliances)

____ Air Cond. / Heat Pump	____Gas Cook Top	____ Other _____
____ Fans-Stationary, whole hse	____ Gas Dryer	____ Wal Heater
____ Fireplace Insert	____ Gas Piping (# of outlets)	____ Vents / Single Ducts
____ Furnace <100,000 BTU's	____ Gas Stove / Range	____ Water Heater
		TOTAL # of Fixtures _____

I certify the information furnished by me is true and correct and that I am the owner of the subject property or I have been given express permission by the owner of the subject property, to submit this application for permit. I will comply with all provisions of law, code and ordinances governing this type of construction work, including state contractor registration laws.

Application expires 180 days after Date Submitted.

Owner/Agent: _____ Date: _____

PIERCE COUNTY DIVISION OF BUILDING SAFETY AND INSPECTION

2004 WA. STATE ENERGY CODE INFORMATION

Name: _____ Application No._____ Date:_____

PLEASE COMPLETE THE FOLLOWING:

Glazing area calculation:	Heat system sizing calculation:
_____sf ÷ _____ sf = _____ %	_____ X 20 = _____ btu's
Window area ÷ Heated floor area = % of glazing	Heated floor area x btu per sq. ft. = total system output
Refer to the table below to determine your compliance path.	Divide the system output by the equipment efficiency rating to determine the total Btu input allowed.

JOB TYPE:	OCCUPANCY:	COMPLIANCE PATH:	HEAT SYSTEM SIZE:
[ ] New [ ] Remodel [ ] Addition	[ ] Single Family [ ] Multi-family	[ ] Prescriptive Ch. 6 (circle one) I II III IV V [ ] Component Performance Ch. 5 [ ] System analysis Ch. 4	[ ] Btu input _____ Efficiency rating _____ % [ ] WATTS _____ HSPF rating

FUEL TYPE:	HEAT TYPE:	ELEC. UTILITY PROVIDER:
[ ] Electric [ ] Nat. Gas [ ] Propane [ ] Oil, wood	[ ] Forced Air Furnace [ ] Heat Pump [ ] Radiant Heat System (baseboard, wall cadet) [ ] Hydronics system [ ] Gas or Wood Stove	[ ] Tacoma City Light [ ] Puget Sound Energy [ ] Peninsula Power [ ] Other

VENTILATION INDOOR AIR QUALITY (VIAQ) INFORMATION (check one)

Ventilation Option: [ ] A [ ] B [ ] C [ ] D [ ] AAHX

System Size:_____cfm [ ] Intermittently operating [ ] Continuous operating

PRESCRIPTIVE REQUIREMENTS[0,1] FOR GROUP R OCCUPANCY
CLIMATE ZONE 1- ALL FUEL TYPES

Option	Glazing Area [10] % of floor	Glazing U-factor		Door [9] U-value	Ceiling [2]	Vaulted ceiling [3]	Wall Above [12] grade	Wall, int. [4] below grade	Wall, ext., [4] below grade	Floor [5]	Slab on [4] grade
		Vertical	Overhead								
I.	12%	0.35	0.58	0.20	R-38	R-30	R-15	R-15	R-10	R-30	R-10
II. *	15%	0.40	0.58	0.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
III.	25% Group R-1 and R-2 Occupancies Only	0.40	0.58	0.20	R-38 / U=0.031	R-30 / U=0.034	R-21 / U=0.060	R-15	R-10	R-30 / U=0.029	R-10
IV.	Unlimited Group R-3 and R-4 Occupancies Only	0.40	0.58	0.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
V.	Unlimited Group R-1 and R-2 Occupancies Only	0.35	0.58	0.20	R-38 / U=0.031	R-30 / U=0.034	R-21 / U=0.060	R-15	R-10	R-30 / U=0.029	R-10

(See reverse for reference comments)

Rev 1/2007

PIERCE COUNTY DIVISION OF BUILDING SAFETY AND INSPECTION

2004 WA. STATE ENERGY CODE INFORMATION

FOR INFORMATION PURPOSES ONLY

Prescriptive Heat System Size Allowances:

Climate Zone I - **20 Btu/h•ft²**
Example: A 2,000 ft² house heated with gas would not have to submit a design heat load calculation if the proposed furnace output is 40,000 Btu or less. For an 80% efficient furnace the total Btu input would be 50,000 Btu. (2,000 x 20 / 80% = 50,000 Btu)

Ventilation Rates for All Group R Occupancies Four Stories and Less

Minimum and maximum Ventilation Rates: Cubic Feet Per Minute (CFM)

Floor Area, ft²	Bedrooms													
	2 or less		3		4		5		6		7		8	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<500	50	75	65	98	80	120	95	143	110	165	125	188	140	210
501-1000	55	83	70	105	85	128	100	150	115	173	130	195	145	218
1001-1500	60	90	75	113	90	135	105	158	120	180	135	203	150	225
1501-2000	65	98	80	120	95	143	110	165	125	188	140	210	155	233
2001-2500	70	105	85	128	100	150	115	173	130	195	145	218	160	240
2501-3000	75	113	90	135	105	158	120	180	135	203	150	225	165	248
3001-3500	80	120	95	143	110	165	125	188	140	210	155	233	170	255
3501-4000	85	128	100	150	115	173	130	195	145	218	160	240	175	263
4001-5000	95	143	110	165	125	188	140	210	155	233	170	255	185	278
5001-6000	105	158	120	180	135	203	150	225	165	248	180	270	195	293
6001-7000	115	173	130	195	145	218	160	240	174	263	190	285	205	308
7001-8000	125	188	140	210	155	233	170	255	185	278	200	300	215	323
8001-9000	135	203	150	225	165	248	180	270	195	293	210	315	225	338
>9000	145	218	160	240	175	263	190	285	205	308	220	330	235	353

Source Specific Exhaust Fan Size Requirements:

	Bathrooms	Kitchens
Intermittently operating	50 cfm	100 cfm
Continuous operation	20 cfm	25 cfm

* Reference Case

0. Nominal R-values are for wood frame assemblies only or assemblies built in accordance with Section 601.1
1. Minimum requirements for each option listed. For example, if a proposed design has a glazing ratio to the conditioned floor area of 13%, it shall comply with all of the requirements of the 15% glazing option (or higher). Proposed designs which cannot meet the specific requirements of a listed option above may calculate compliance by Chapters 4 or 5 of the W.S.E.C.
2. Requirement applies to all ceilings except single rafter or joist vaulted ceilings. ADV denotes Advanced Framed Ceiling.
3. Requirement applicable to only to single rafter or joist vaulted ceilings.
4. Below grade walls shall be insulated either on the exterior to a minimum level of R-10, or on the interior to the same level as walls above grade. Exterior insulation installed on below grade walls shall be a water resistant material, manufactured for its intended use, and installed according to the manufacturers specifications. See sec. 602.2
5. Floors over crawl spaces or exposed to ambient air conditions.
6. Required slab perimeter insulation shall be a water resistant material, manufactured for its intended use, and installed according to manufacturer's specifications. See sec. 602.4
7. Int. denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.
8. This wall insulation requirement denotes R-19 wall cavity insulation plus R-5 foam sheathing.
9. Doors, including al fire doors, shall be assigned default U-factors from Table 10-6C.
10. Where a maximum glazing area is listed, the total glazing area (combined vertical plus overhead) as a percent of gross conditioned floor area shall be less than or equal to that value. Overhead glazing with a U-factor of U=0.40 or less is not included in glazing area limitations.
11. Overhead glazing shall have U-factors determined in accordance with NFRC 100 or as specified in Section 502.1.5.
12. Log and solid timber walls with a minimum average log thickness of 3.5 inches are exempt from this insulation requirement.

Rev 1/2007

PIERCE COUNTY
DIVISION OF BUILDING
SAFETY AND INSPECTION

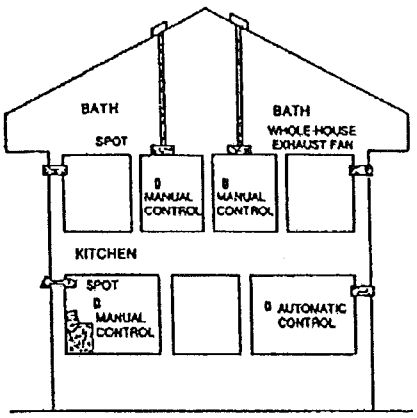
VIAQ
INFORMATION

WHOLE HOUSE VENTILATION OPTIONS:

Option A

Integrated Spot &
Whole House

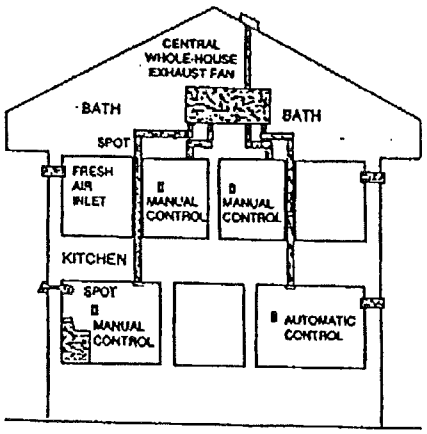
Advantages:	Disadvantages
Inexpensive	No air tempering
Simplest installation	Requires inlet ports
Most familiar	Fan life unknown



Option B

Central Exhaust

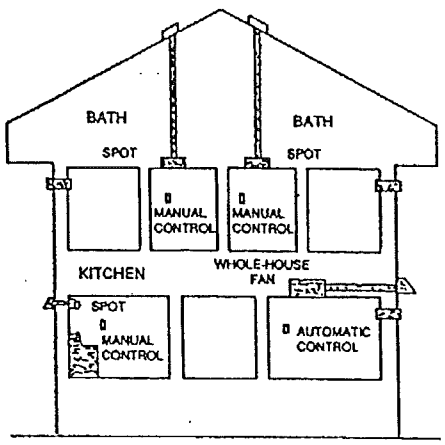
Advantages:	Disadvantages:
Single fan	Continuous operation
Quality quiet fan	increased heat loss?
Better air distribution	No air tempering



Option C

Discreet Spot &
Whole House

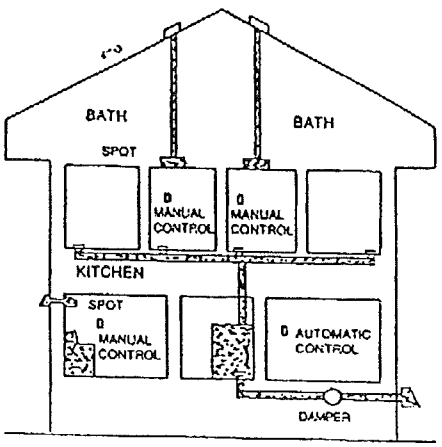
Advantages	Disadvantages
Simple installation	No air tempering
Inexpensive	Fan life unknown
Flexible	Requires inlet ports



Option D

Integrated Central Heating

Advantages	Disadvantages
Provides tempering	Requires careful
Best distribution	adjustment of damper
Allows filtering of air	for air supply
Works on heat pump systems	



ATTENTION!!!

If you are the ***HOMEOWNER*** and doing your own wiring...refer to RCW 19.28.261

RCW 19.28.261
Exemptions from RCW 19.28.161 through 19.28.271.
(1) Nothing in RCW 19.28.161 through 19.28.271 shall be construed to require that a person obtain a license or a certified electrician in order to do electrical work at his or her residence or farm or place of business or on other property owned by him or her unless the electrical work is on the construction of a new building intended for rent, sale, or lease. However, if the construction is of a new residential building with up to four units intended for rent, sale, or lease, the owner may receive an exemption from the requirement to obtain a license or use a certified electrician if he or she provides a signed affidavit to the department stating that he or she will be performing the work and will occupy one of the units as his or her principal residence. The owner shall apply to the department for this exemption and may only receive an exemption once every twenty-four months. It is intended that the owner receiving this exemption shall occupy the unit as his or her principal residence for twenty-four months after completion of the units.

EXISTING CONDITION: TOTAL OF EXISTING AND PROPOSED:

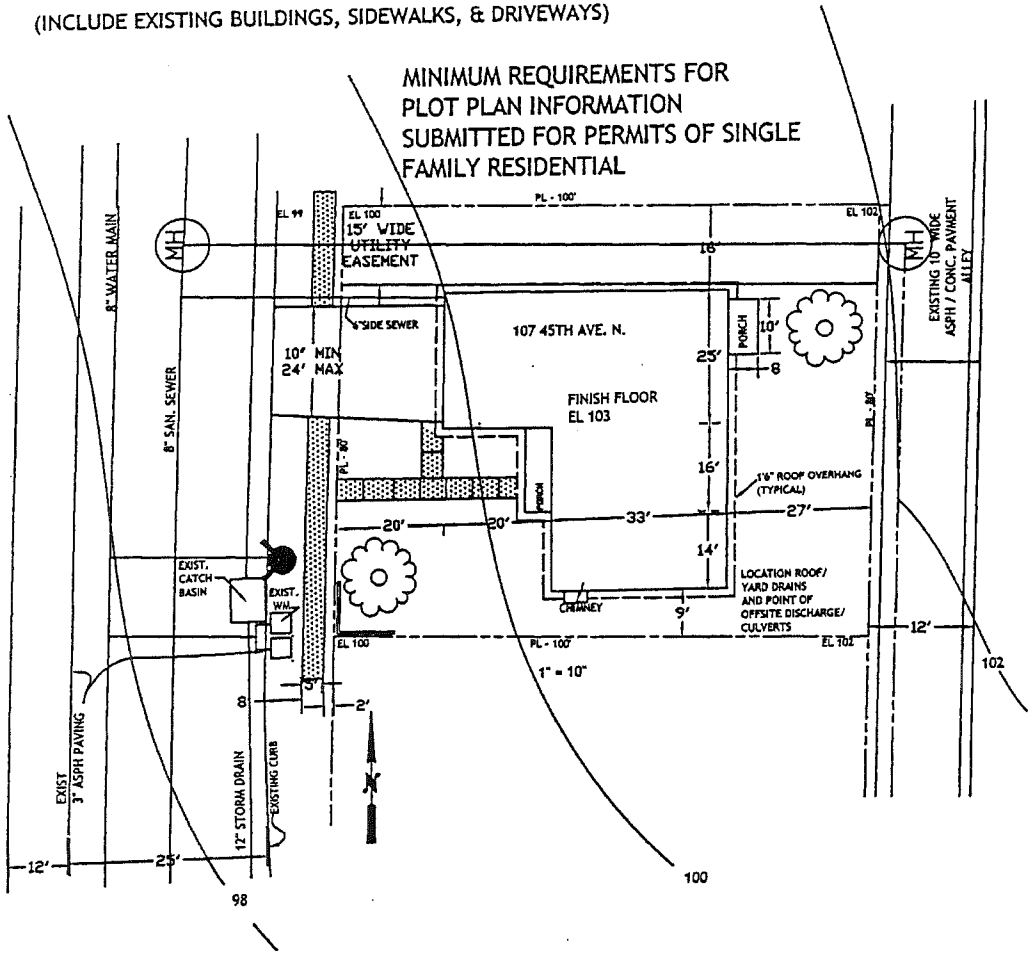
SITE AREA_____ (TOTAL SQUARE FEET OF LOT)

BUILDING AREA (EXISTING): _____ BUILDING AREA (PROPOSED)_____

(PROJECTED ROOF AREA OF ALL STRUCTURES)

IMPERVIOUS AREA (EXISTING):_____ IMPERVIOUS AREA (PROPOSED)_____

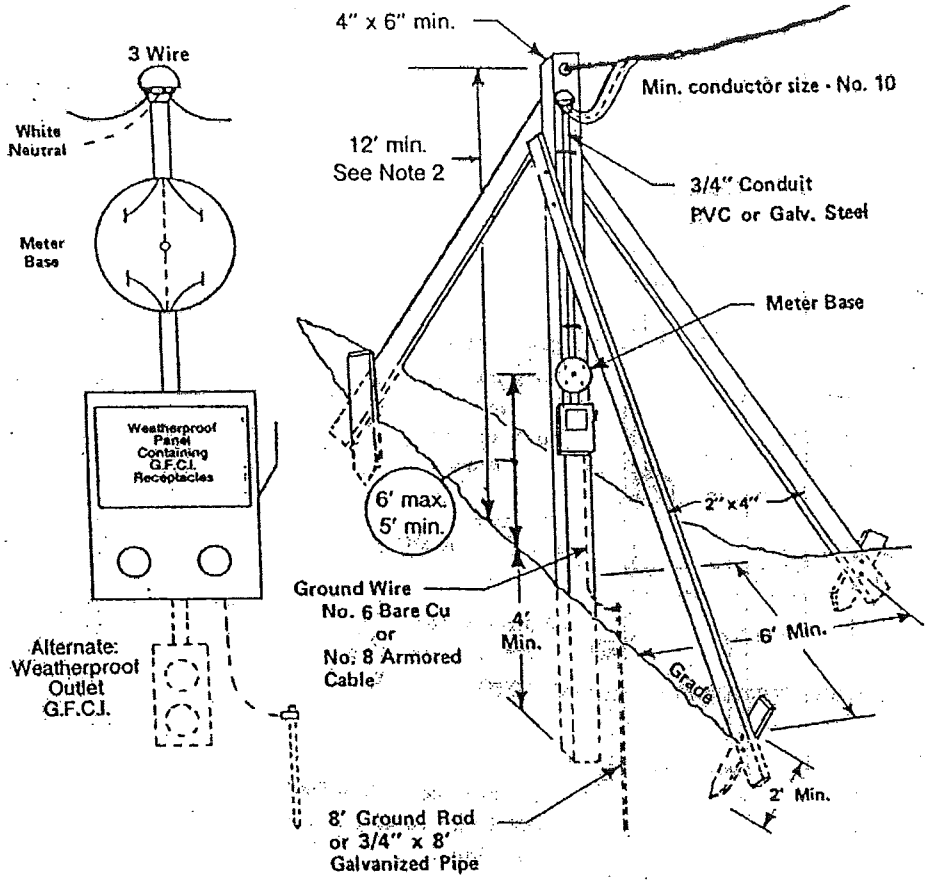
(INCLUDE EXISTING BUILDINGS, SIDEWALKS, & DRIVEWAYS)



Required Site Plan Elements

1. Utilities(Water, Sewer, Storm,
2. Easements
3. Setbacks to Property Lines
4. Roof Overhangs
5. Driveway Locations
6. Porches
7. Chimney
8. Street Names
9. Actual Finish Floor Elevations.
10. Contour Lines & Property Corners Elevations, Actual
11. Drainage, (drywells, swales, etc)
12. North Arrow
13. Scale/Dimensions
14. CurbLine Elevations
15. Retaining Walls

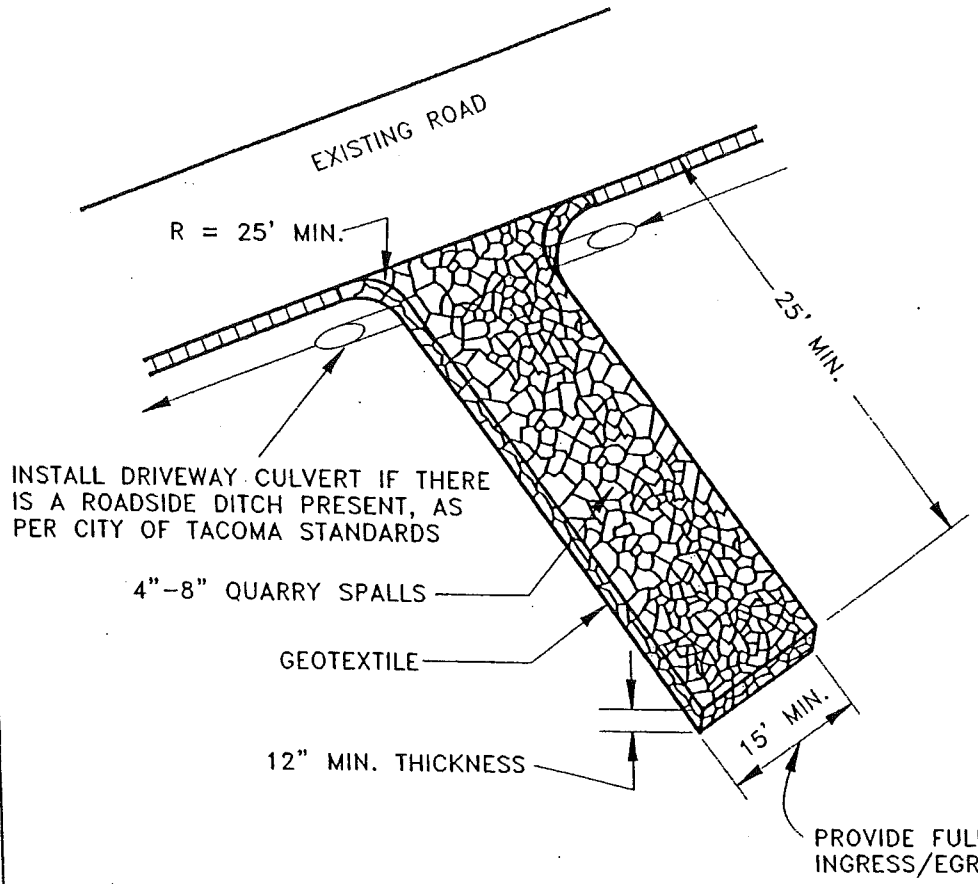
SERVICES – OVERHEAD
TEMPORARY SERVICE EQUIPMENT
RECOMMENDED INSTALLATION



NOTES:

1. Wherever possible, service equipment shall be located within 150' of the nearest distribution pole. Access must be provided by the customer between the point of service attachment and the city distribution pole. Any interfering trees or branches must be removed by the customer. 4" x 6" timber 16' long min.
2. Overhead clearance shall meet N.E.C. standards (12' min., 15' over driveway, 18' over streets & alleys, etc.)
3. Meter base shall be a standard 4-terminal socket meter base.
4. Service equipment must be suitable and of adequate capacity to supply the connected load. Switchbox shall contain Ground Fault Interrupter (GFI) type circuit breakers, rated minimum of 20 amps, or G.F.C.I. outlets.
5. Eighteen inches (18") of wire shall be left for connection at the weatherhead.
6. The neutral from the underground conduit to the switch box shall be continuous through the meter base and shall be bonded to the meter base using the grounding screw or bonding terminal (without splice).
7. An approved ground clamp of cast seat type shall be used to fasten ground wire to the ground rod.
8. All equipment shown including support to be provided and installed by customer.
9. Light crew will provide and install conductor from weatherhead to distribution pole.

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD



ENTRANCE ROCK PAD

NOT TO SCALE

CONSTRUCTION SWWPPP SHORT-FORM CONSTRUCTION ENTRANCE

CITY OF TACOMA
NOV 2002

DETAIL 1

12.04.180 Construction.

A. Whenever an application for a building permit is made for any new construction on a vacant real property, or repair or reconstruction of existing improvements on real property involving a cost of 25 percent or more of the current county assessed improvement value, and if there are no sidewalks abutting the real property on which the construction is to take place, then as a condition to issuing the building permit, the applicant shall be required to construct new sidewalks along all street frontages, except alleys. The town council has authority to waive this requirement for hardship upon the applicant filing an application setting forth the basis of the request for the waiver a filing fee of $125.00. If the request for a waiver is filed, no building permit shall be issued until the town council determines whether or not to grant the waiver request.

B. This section is not governed by the requirements currently set forth in EMC 12.04.020 through 12.04.110.

C. All sidewalks shall be completed and accepted by the town prior to the issuance of a certificate of occupancy for the improvements on the real property, provided a temporary certificate of occupancy may be issued provided the applicant post a sufficient bond acceptable to the town to cover the cost of completing the cost of the sidewalk. (Ord. 99-05 § 1, 1999).